

T-552

c. 1840-1850

102 Carpenter Street

St. Michaels

private

The two-story hall/parlor house at 102 Carpenter Street is a basically intact mid nineteenth-century dwelling that contributes to the part residential, part commercial nature of this significant side street. The flush end wall surfaces, the steeply pitched roof with a board soffit, and an exterior brick chimney are not uncommon features for modest, relatively inexpensive houses from the antebellum period. Likewise, the spare attention to interior detail and the informal floor plan point to an average or mid-level income of the owner. As such 102 Carpenter Street is an important example of the modest, rather plain and informal houses of the pre-Civil War era.

It is not exactly certain when this house was erected but the chain of title suggests a house is standing on this lot by the late 1850s or early 1860s. Alexander Hambleton, Jr. sold this Carpenter Street lot to William P. Blades in 1856 for \$70 (67/161), and eight years later the "house and lot" were transferred to James M. and Louisa F. Seth for \$220 (71/23).

Maryland Historical Trust State Historic Sites Inventory Form

Survey No. T-552

Magi No. 2105525404

DOE ☐ yes ☒ no

1. Name (indicate preferred name)

historic

and/or common 102 Carpenter Street

2. Location

street & number 102 Carpenter Street

☐ not for publication

city, town St. Michaels

☐ vicinity of

congressional district

First

state Maryland

county

Talbot

3. Classification

Category☐ district☒ building(s)☐ structure☐ site☐ object**Ownership**☐ public☒ private☐ both**Public Acquisition**☐ in process☒ being considered☐ not applicable**Status**☒ occupied☐ unoccupied☐ work in progress**Accessible**☒ yes: restricted☐ yes: unrestricted☐ no**Present Use**☐ agriculture☐ commercial☐ educational☐ entertainment☐ government☐ industrial☐ military☐ museum☐ park☒ private residence☐ religious☐ scientific☐ transportation☐ other:

4. Owner of Property (give names and mailing addresses of all owners)

name Dianna Mautz

street & number

telephone no.:

city, town St. Michaels

state and zip code MD 21663

5. Location of Legal Description

courthouse, registry of deeds, etc. Talbot Clerk of Court

liber

street & number Talbot County Courthouse

folio

city, town Easton

state MD 21601

6. Representation in Existing Historical Surveys

title

date

☐ federal ☐ state ☐ county ☐ local

depository for survey records

city, town

state

7. Description

Survey No. T-552

Condition

☐ excellent
☐ good
☒ fair

☐ deteriorated
☐ ruins
☐ unexposed

Check one

☐ unaltered
☒ altered

Check one

☒ original site
☐ moved

date of move _____

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

102 Carpenter Street description

The house at 102 Carpenter Street stands on the south side of the street less than one block east of Talbot Street, St. Michaels, Talbot County, Maryland. The two-story mid-19th century frame house faces north with the gable running on a east/west axis.

The C. 1850-1860 hall/parlor plan frame house rests on a minimal brick pier foundation and is sheathed with asbestos shingles. The steeply pitched gable roof is covered with asphalt shingles. A shed roof kitchen stretches ~~across~~ the back of the house.

The north (main) facade is a symmetrical three-bay elevation with a center door and flanking 6/6 sash windows. The front door has been replaced. A patch of asbestos has been removed from the lower left corner which reveals wide horizontal weatherboards. The second floor is lighted by fixed six-pane windows. A simple board soffit finishes the eave.

The west gable end elevation is distinguished by an exterior stuccoed brick chimney stack with a corbelled base. A single 6/6 sash window pierces the north bay of the second floor. The gable end is flush.

The east gable end wall is a plain asbestos shingle wall with no window openings.

(Continued on insert)

Stretching across the south (rear) facade is a shed kitchen with a door in the east end. The second floor is similarly pierced by six-pane windows.

The first floor is divided into a hall and parlor plan with a stud partition dividing the unequal sized rooms. The hall, the larger of the two rooms, has a winder stair that rises in the southwest corner. The stair is enclosed above the first few steps. A board and batten door retains a wrought-iron thumb latch. The mantel is a plain mid 19th- century form with undecorated pilasters and a plain frieze. The second, smaller room is unheated and undistinguished with notable details. The second floor is undivided and finished like the first floor with lath and plaster. Sawn lath fastened with cut-nails is evident on the second floor. The shed kitchen is unremarkable, and apparently it postdates the construction of the main house since it covers exterior weatherboards.

8. Significance

Survey No. T-552

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400–1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500–1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600–1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700–1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800–1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900–	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates

Builder/Architect

check: Applicable Criteria: ☐ A ☐ B ☒ C ☐ D
and/or
Applicable Exception: ☐ A ☐ B ☐ C ☐ D ☐ E ☐ F ☐ G
Level of Significance: ☐ national ☐ state ☒ local

Prepare both a summary paragraph of significance and a general statement of history and support.

Significance

The two-story hall/parlor house at 102 Carpenter Street is a basically intact mid-19th century frame dwelling that contributes to the part residential, part commercial nature of this important side street. The flush end wall surfaces, the steeply pitched roof with a board soffit, and an exterior brick chimney are not uncommon features for modest, relatively inexpensive houses from the antebellum period. Likewise, the spare attention to interior detail and the informal floor plan point to an average or mid-level income of the builder. As such 102 Carpenter Street is a significant example of the modest, rather plain and informal houses of the pre-Civil War era.

9. Major Bibliographical References

Survey No. T-552

10. Geographical Data

Acreage of nominated property _____

Quadrangle name _____

Quadrangle scale _____

UTM References do NOT complete UTM references

A

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

B

--	--	--	--	--	--	--	--	--	--

Zone Easting Northing

C

--	--	--	--	--	--	--	--	--	--

D

--	--	--	--	--	--	--	--	--	--

E

--	--	--	--	--	--	--	--	--	--

F

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G

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H

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Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
-------	------	--------	------

state	code	county	code
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11. Form Prepared By

name/title Paul Touart, Architectural Historian

organization Historic St. Michaels

date 7/16/85

street & number

telephone

city or town St. Michaels

state MD 21663

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
Shaw House
21 State Circle
Annapolis, Maryland 21401
(301) 269-2438

102 CARPENTER STREET

Year: 1983 Vol: 577 Page: 410
From: Genevieve W Luscombe Price: \$40,000
To : John F Mautz and Diana G Mautz
Notes: See attached deed and plat.

This property includes "100 Carpenter Street" and was devised to Genevieve Luscombe by her father, Clarence Waters. For his will, see the chain-of-title to 100 Carpenter Street.

Conveyed to Clarence Waters by Albert L Fairbank, 1925, 204/403.

Year: 1925 Vol: 204 Page: 403
From: Albert L Fairbank and wife Emily L. Price: \$5
To : Clarence H Waters and wife Mabel O.
Notes: See copy of deed attached.

Note the reservation of two feet off of the entire eastern boundary which was added to the alley owned by Hope.

Conveyed to Albert L Fairbank by Wm. E Chamberlaine and wife, 1925, 204/273.

Year: 1925 Vol: 204 Page: 273
From: William E and Hattie J Chamberlaine Price: \$5
To : Albert L Fairbank
Notes: The lot is 39' 6" wide.

Conveyed to William E Chamberlaine by Clifton Hope, 1921, 189/267.

Year: 1921 Vol: 189 Page: 267
From: Clifton Hope & wife Price: \$600
To : William E and Hattie J Chamberlaine
Notes: Begins NE corner of Waters lot; runs 69'6" with waters to William F Leonard; then E 39'6" to Clifton Hope; then N 69'6" to Carpenter Street; then W 39'6" to the beginning.

Part of the land conveyed by T Hughlett Henry, trustee, to Clifton Hope and Solomon Caplan, 1915, 171/303.

Solomon Caplan and wife conveyed their interest in this and other properties to Clifton Hope, 1919, 180/245. The total paid to Caplan for his interest in all properties was \$975.

Year: 1915 Vol: 171 Page: 303

From: T Hughlett Henry, Trustee Price: \$335

To : Clifton Hope and Solomon Caplan

Notes: In this deed the property conveyed is 49'6" on Carpenter Street.

T Hughlett Henry was appointed Trustee to sell the property as the result of a judgement obtained in Circuit Court Suit #1030, William A Hoffman vs Joseph P and Susie E Bryan. Susie E Bryan inherited from her mother, Sallie S Covey to whom it was bequeathed by her father, James M Seth. Joseph P Bryan had a business which failed; an attempt was made by him to protect his wife's property from creditors by placing it in a trust for their children. This was done too late and the real estate was included in the assets ordered sold by the court.

Conveyed to James M Seth by Isaac G Townsend, 1866, 72/386

Year: 1866 Vol: 72 Page: 386

From: Isaac G and Sarah E Townsend Price: \$220

To : James M Seth

Notes: On Carpenter Street adjoining the lot of Perry Porter and the Odd Fellows Hall.

"That house and lot which was formerly purchased by James M Seth of Alexander H Seth, Trustee for the sale of real estate of William P Blades at auction.

House and lot conveyed to Isaac Townsend, 1864, 71/23.

Year: 1864 Vol: 71 Page: 23

From: James M and Louisa F Seth Price: \$220

To : Isaac G Townsend

Notes: House and lot on Carpenters Alley, one side adjoining Perry Porter, the other side the Odd Fellows Hall.

Purchased by Seth at the sale of real estate of William P Blades. At time of sale the house was rented by Isaac Townsend.

Year: 1856 Vol: 67 Page: 161

From: Alexander Hambleton, Jr Price: \$70

To : William P Blades

Notes: Begins at the NE corner of the IOOF on Carpenter Street; runs with that lot to the lot of James M Seth; with Seth 90 feet to another lot of Alexander Hambleton; then E with Hambleton 50 feet to a lot leased by Perry Porter from Susan Thompson; with Porter 94 feet to Carpenter Street; W with Carpenter Street 50 feet to the beginning.

Part of a tract purchased from Samuel H Wrightson by Alexander Hambleton
10 June 1854, 66/64.

Year: 1854 Vol: 66 Page: 64

From: Samuel H Wrightson and Hester E Price: \$125

To : Alexander Hambleton

Notes: Begins at the NE corner of the IOOF on Carpenter Street; run with the Odd Fellows, James M Seth, another lot of Alexander Hambleton, and one of Peter Watkins to a lot of James Benson, 184 feet; E with Benson 50 feet to a lot owned by Susan Thompson leased to Perry Porter; N with Porter 176 feet to Carpenter Street; with Carpenter Street 50 feet to the beginning.

NOTE: If the various parcels carved from the 50 feet on Carpenter Street (No 100 Carpenter Street, the subject house & lot, the Hope driveway, and Thomas Harrison's purchase of the Odd Fellows lot) are put together, the totals do not work out in every case to the present tax map; however, all the deeds seem to cover the chain-of title to both 100 and 102 Carpenter Street.

At time of writing, I have still not found documentary evidence of Sam Wrightson's title to this and the other lots he sold.

See the remarks regarding Sam Wrightson's probable right to this property under GAULT - CHERRY STREET PAGE FOUR. (There is not room on this form for the discussion) The following is not on the computer and is taken from the GAULT chain:

According to Bernice Leonard, Samuel Harrison Wrightson was the son of Eliza Wrightson (d.1844). Eliza was the daughter of Joseph (of Joseph Harrison) and Mary Harrison, daughter of Thomas and Mary Harrison who were owners of "Joseph's Lot" or "Stopper". Other Harrisons, such as Jeremiah, Robert, and Edward and Samuel can show the derivation of their titles---but not Sam Wrightson, although he is definitely in the running as an heir to the part of "Joseph's Lot" not sold, leased, or willed to Jeremiah, Samuel, Edward and Robert. This will be straightened out someday...but not now!

The fact that a Harrison named Joseph (son of a Joseph Harrison) married a Harrison named Mary (daughter of a Thomas and Mary Harrison) adds to the confusion. Thomas and Mary were the owners of "Joseph's Lot" when St. Michaels was getting started and how the land was divided between their 9 children (he died 1801, she died 1819) has got to be straightened out sooner or later. I think Irma Harper knows but she ain't sayin' nothin'!!

MAUTZ - 102 CARPENTER STREET

Year: 1983 Vol: 577 Page: 410
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PAGE TWO

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At time of writing, I have still not found documentary evidence of Sam Wrightson's title to this and the other lots he sold. Perhaps the answer will be in the Orphan's Court records which I have not had to look at until last week during the search on the St Mary's Square Museum house.

said, personally appeared Charles H. Scott and acknowledged the foregoing Deed to be his act.

AS WITNESS my hand and Notarial Seal.

Mary P. Newnam

Notary Public.



DEED

ALBERT L. FAIRBANK AND WIFE ✓)

EMILY L. FAIRBANK)

TO

CLARENCE H. WATERS AND)

MADEL O. WATERS)

U.S. INTERNAL REVENUE)

STAMP \$1.00 ✓)

Be it remembered that on this 14th, day of December, A.D., 1925, at 10:30 o'clock A.M., the following Deed or Instrument of writing was received to be recorded and is accordingly enrolled as follows, to wit:-

THIS DEED, Made this twenty-eighth day of November, in the year one thousand nine hundred and twenty-five, by Albert L. Fairbank and Emily L. Fairbank, his wife, of St. Michaels, Talbot County, in the State of Maryland, of the first part, and Clarence H. Waters, and Madel O. Waters, his wife, of the second part.

WITNESSETH, that in consideration of the sum of Five Dollars and other valuable considerations, the said Albert L. Fairbank and Emily L. Fairbank, his wife, do grant and convey unto the said Clarence H. Waters and Madel O. Waters, his wife, as tenants by entireties, their heirs and assigns, in fee simple, all and singular that lot of ground, situate, lying and being in County and State aforesaid, and described as follows, that is to say:

BEGINNING for the same at the Northeast corner of the lot of Clarence H. Waters (formerly Thos. E. Harrison's land) on the South side of Carpenter Street, in the town of St. Michaels, and running thence Northwardly sixty-nine feet six inches with said Waters boundary to the land of Wm. F. Leonard, thence therewith Eastwardly thirty-nine feet six inches to the land of Clifton Hope; thence therewith Northwardly sixty-nine feet six inches to Carpenter Street; thence with said Street Westwardly thirty-nine feet six inches to the place of beginning. Save and except the space of two feet along the whole eastern side of the herein described lot, which said two feet, the said Albert L. Fairbank, hereby expressly reserved to himself, his heirs and assigns, the actual conveyance of this deed being thirty-seven feet six inches along the Northern and Southern lines.

BEING the same land (containing the reservations hereby expressly made) which was conveyed to said Albert L. Fairbank by Wm. E. Chamberlaine and wife, by deed dated November 7, 1925.

and duly recorded in 204/273

said, personally appeared Charles H. Scott and acknowledged the foregoing Deed to be his act.

AS WITNESS my hand and Notarial Seal.

Mary P. Newnam

Notary Public.



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EMILY L. FAIRBANK)

TO :

CLARENCE H. WATERS AND)

MAEEL O. WATERS)

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Examiner

CARPENTER STREET

T-552

TALBOT ST.

DRILL HOLE

N 63° 33' 03" E - 59.83

1. PIPE

R. STEWART JR.
EVELYN S. BELL

N 22° 37' 18" W - 58.00

2 STORY
FRAME DWELLING

1 1/2 STORY
FR. DWLG.

AREA =
0.087 ACRES ±

S 23° 12' 43" E - 69.00

DOUGLAS S. HOPE, ET.UX.

1. PIPE

21.52'

S 73° 51' 55" W

FENCE LINE

S 74° 03' 29" W - 39.29'

1. PIPE

PLAT SHOWING
LOT BELONGING TO
GENEVIEVE. LUSCOMBE

THE TOWN OF ST. MICHAELS
TALBOT COUNTY, MARYLAND
1"=20' 5-27-83

J. TILGHMAN TOWNLEY
BOX 568

ST. MICHAELS, MD.

G.M.T.D.7

For Recording

T-552

June: 2:10 P.M.

AUG-8-83 * 27578 ***345.00
AUG-8-83 A 27578 ***200.00
AUG-8-83 A 27577 ***132.00
AUG-8-83 A 27576 ***132.00

THIS DEED, Made this 8th day of August, in the year nineteen hundred and eighty-three (1983), by Genevieve W. Luscombe of 504 Launfall Road, Plymouth Meeting, PA 19463, State of Maryland.

WITNESSETH: That for and in consideration of the sum of Forty Thousand Dollars (\$40,000.00), including the amount of any mortgage or deed of trust given or assumed by the grantee herein, the receipt of which being hereby acknowledged, the said Genevieve W. Luscombe does hereby grant and convey unto John F. Mautz and Diana G. Mautz, his wife, as tenants by the entireties, their heirs and assigns, in fee simple, the following described property, to wit:

ALL that lot or parcel of land situate, lying and being in the Town of St. Michaels, Talbot County, Maryland, and according to a Plat entitled "PLAT SHOWING LOT BELONGING TO GENEVIEVE LUSCOMBE IN THE TOWN OF ST. MICHAELS TALBOT COUNTY, MARYLAND" prepared by J. Tilghman Downey, dated May 27, 1983, and intended for recording among the Plat Records of Talbot County, Maryland, simultaneously with the recording of these presents, is more particularly described as follows:

Beginning for the same at the end of the first or nearly West 18 feet, 4 inches line of that tract or parcel of land conveyed by and described in a deed from Thomas E. Harrison and Octavia L. Harrison, his wife, to Clarence Waters, by deed dated 11, July 1917, and recorded among the land records of Talbot County in liber C.B.L. No. 179, folio 182, said point being on the Southerly side of Carpenter Street, and running thence binding thereon North 63 degrees 33' 03" East 59.83 feet to the lands of D. S. Hope, et al., thence leaving Carpenter Street, South 23 degrees 12' 43" East 69.00 feet to a pipe, thence binding on a fence as now situated South 74 degrees 03' 29" West 39.29 feet to a fence post, thence South 73 degrees 51' 55" West 21.52 feet to a pipe now set at the southeasterly corner of the lands formerly of Bell, thence binding thereon North 22 degrees 37' 18" West 58.00 feet to the beginning hereof, containing 0.087 acres of land, more or less.

BEING a part of the property devised unto the said Genevieve W. Luscombe by the Last Will and Testament of Clarence H. Waters dated December 9, 1954, and recorded among the Will Record Books of Talbot County, Maryland, in Liber RRS No. 34, folio 39. AND BEING ALSO the same lots or parcels of land described in the following two Deeds: (1) Deed to Clarence Waters from Thomas E. Harrison, et ux, dated July 11, 1917, and recorded among the Land Records of Talbot County, Maryland, in Liber No. 179, folio 182, and (2) Deed to Clarence H. Waters and Mabel O. Waters, his wife, from Albert L. Fairbank, et ux, dated November 28, 1925, and recorded among the Land Records of Talbot County, Maryland, in Liber No. 204, folio 403. The said Mabel O. Waters having predeceased him, title to the said property became vested in the said Clarence H. Waters as the surviving tenant by the entirety.

TOGETHER with the buildings and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging and in any wise appertaining.

Easton, Md. 21601

130 N. Washington St.

returned to Franch, Earnest & Cowdrey

9 2 83



DR. DODSON'S



T-552

ST. MARY'S
SQUARE

METHODIST
CEMETERY

BALTIMORE

CHESAPEAKE

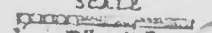
ATLANTIC RAILWAY

DACK CREEK

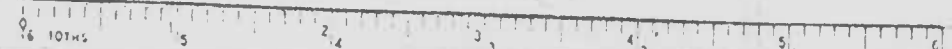
MAP
OF
ST. MICHAELS

TALBOT CO. MARYLAND

SCALE



JAN. 1, 1895. THOMAS F. REARD

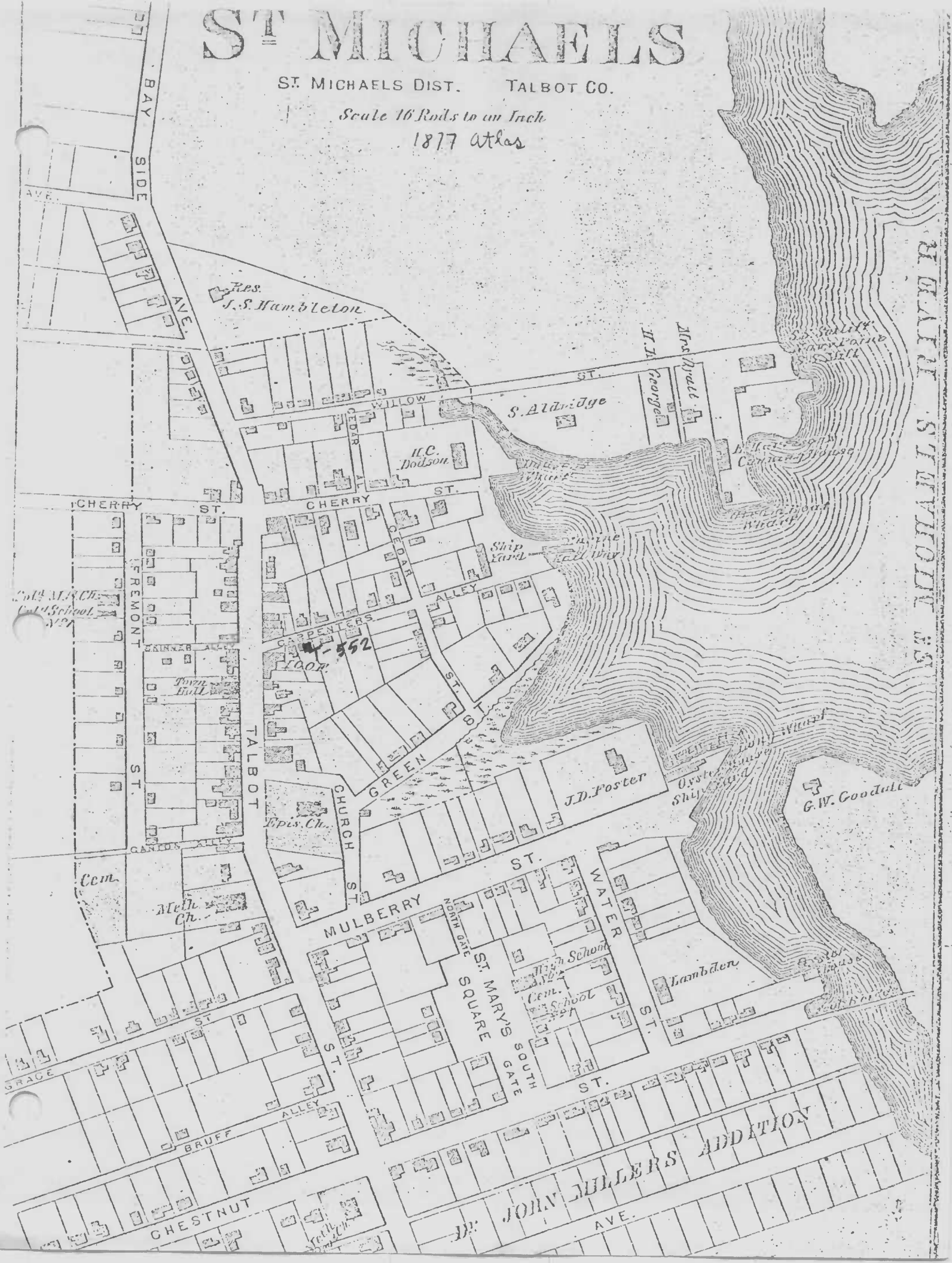


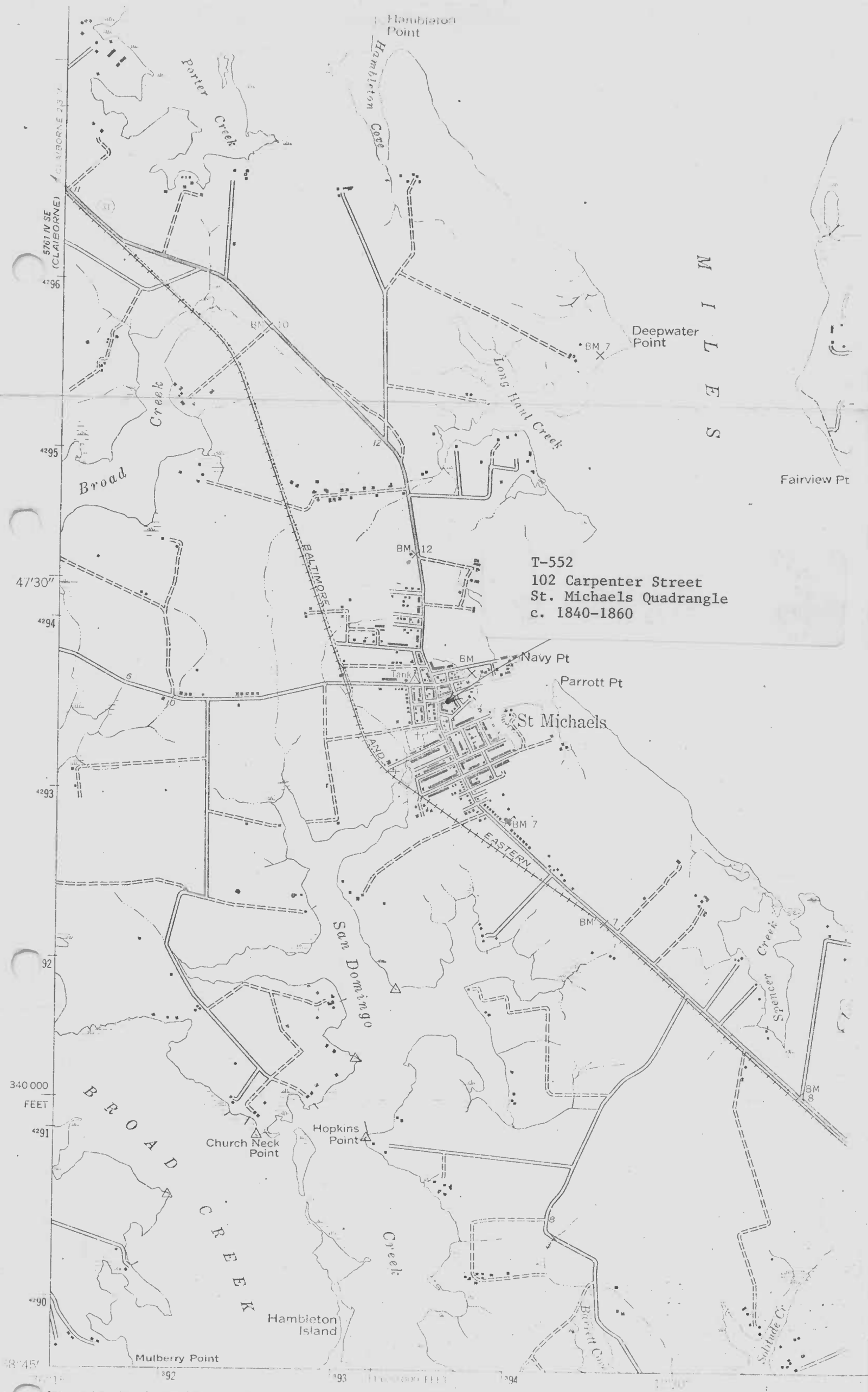
ST MICHAELS

ST. MICHAELS DIST. TALBOT CO.

Scale 16 Rods to an Inch

1877 Atlas







102 CARPENTER STREET

T-552

St. Michaels, Talbot County, Maryland

North Elevation

4/85, Paul Touart, Photographer

NEG/MD. Historical Trust



102 CARPENTER STREET T-552
St. Michaels, Talbot County, Maryland
Northwest Elevation
4/85, Paul Touart, Photographer
NEG/MD. Historical Trust